

Cromwell Phoenix Property Securities Fund – Ordinary Units

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Quarter Ended 31 December 2025

Following are the components of the Cromwell Phoenix Property Securities Fund – Ordinary Units distribution for the quarter ended 31 December 2025. The distribution payment is expected to be made on 13 January 2026 to unitholders who held Cromwell Phoenix Property Securities Fund – Ordinary Units.

Components	Cents per unit
Capital gains (taxable Australian property) – discounted (grossed up)	0.17414
Capital gains (taxable Australian property) – non-discount	0.00039
Capital gains (clean building MIT) – discounted (grossed up)	0.00000
Other Australian taxable income – excluded from non-concessional MIT income	0.00000
Other Australian taxable income – non-concessional MIT income	0.00337
Other Australian taxable income – clean building MIT	0.00424
Other Australian taxable income	0.17341
Fund payment	0.35555
Interest income	0.10260
Unfranked dividend income	0.00608
Total amounts subject to withholding taxes	0.46423
Total cash distribution	1.42873

This distribution includes a 'Fund Payment' of 0.35555 cents per unit pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 ('the Act'), in respect of the income year ended 30 June 2026. The components of the distribution are provided solely for the purposes of determining managed investment trust ('MIT') non-resident withholding tax under Subdivisions 12-H and Division 12A of the Act.

The portion of the fund payment amount for the quarter ended 31 December 2025 which is attributable from a clean building managed investment trust is 0.00424 cents per unit.

The Cromwell Phoenix Property Securities Fund is a withholding managed investment trust for the purposes of Subdivision 12-H of the Act.

The components are estimates only and should not be used for any other purpose. In particular, Australian resident unitholders should not rely on this notice for the purposes of completing income tax returns. Details of the full year components of distributions will be provided in the 2026 Attribution MIT Member Annual ('AMMA') Statement.